



**An
Bord
Pleanála**

**Board Direction
BD-008177-21
ABP-309385-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following.

- Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities (1996)
- Telecommunications Antennae and Support Structures and DoECLG Circular Letter PL07/12
- The objectives Roscommon County Development Plan 2014-2020
- The nature and scale of the proposed replacement telecoms antenna
- The submissions and observations received
- The decision of the planning authority
- The report of the Inspector
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And considered that the proposed development, subject to compliance with the conditions as set out below, would achieve the objectives set out in National Policy under the Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities (1996) and the Telecommunications Antennae and Support Structures and DoECLG Circular Letter PL07/12 and the Roscommon County development plan.

The Board was satisfied that the proposed development having regard to its limited nature and scale at the existing Eir Exchange would not seriously injure the residential amenities of adjoining properties and would not seriously injure the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that having regard to the guidelines for Planning Authorities relating to 'Telecommunications Antennae and Support Structures' which were issued by the Department of the Environment and Local Government in July, 1996, and on the basis of the documentation submitted with the application and the appeal, the applicant has demonstrated the need for the proposed telecommunications structure at this location.. Furthermore, the Board was satisfied that the development would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity, nor would it militate against the future development of surrounding lands.

Conditions

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2 Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In the interest of visual amenity.

Board Member



Paul Hyde

Date: 14/05/2021

